

BROCHURE

OFFERED AT \$1,500,000

NorCal
Vineyards
Invest Wisely

Mount Family Vineyards

4825 DAVIS DRIVE
LAKEPORT, CA



COMPASS

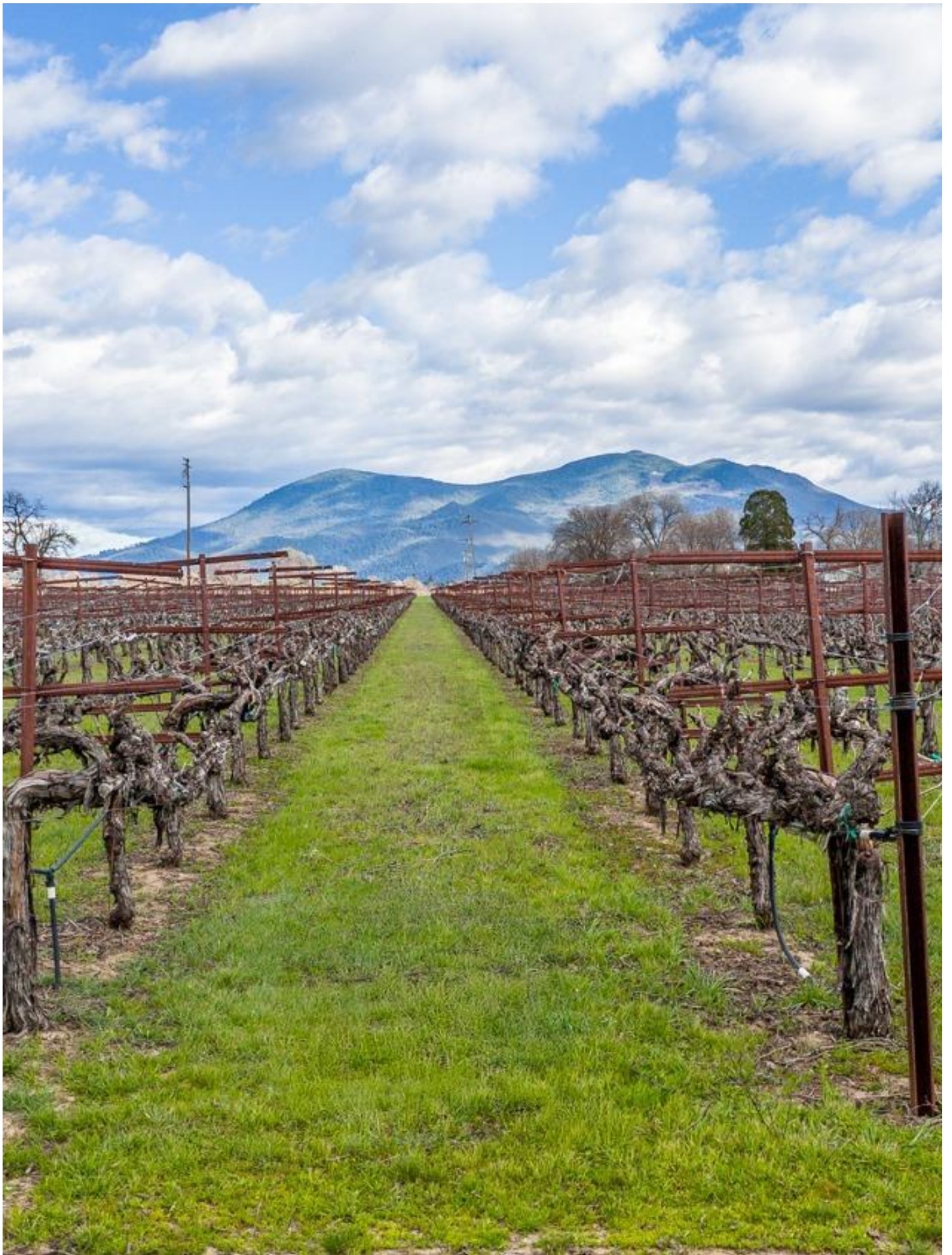


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Discover this expansive 42.5-acre net planted vineyard, specializing in the sought-after Sauvignon Blanc varietal, a standout in the North Coast region. This vineyard has a proven track record for high production, featuring 33.7 acres planted in 1989, with the remaining 8.8 acres established in 2010. Included in the plantings are 4.4 acres of Sauvignon Musque. With a longstanding relationship with Sonoma Napa producers such as Duckhorn, Elizabeth Spencer and Exit West, the fruit has gone into upper level programs. 175+/- tons of fruit in 2024. The vines, planted on 6x10 and 7x11 configurations, utilize a split canopy design to maximize light exposure and enhance yield. The property is well-equipped with a substantial agricultural wells for irrigation and an on-site reservoir to manage frost pressure conditions should they arise. Additionally, there is a remodeled ranch house on the premises provides accommodation for a vineyard manager or offers personal use opportunities. Detached shop/garage and covered carport. 3 Legal parcels affording long term flexible options for land use planning. This parcel is in the Big Valley AVA which is the premier Sauvignon Blanc destination in the North Coast



Salient Facts

Location - 4825 Davis Drive, Lakeport, CA 95453

County - Lake

APN - 008-034-180 | 008-034-070 | 008-034-080

AVA - Big Valley

Parcel Size - 49.56 +/- acres

Vineyard Size - 42.5 +/- acres | Planted in 1989 & 2010

Varietals - Sauvignon Blanc 38.1 acres | Sauvignon
Musque 4.4 +/- acres

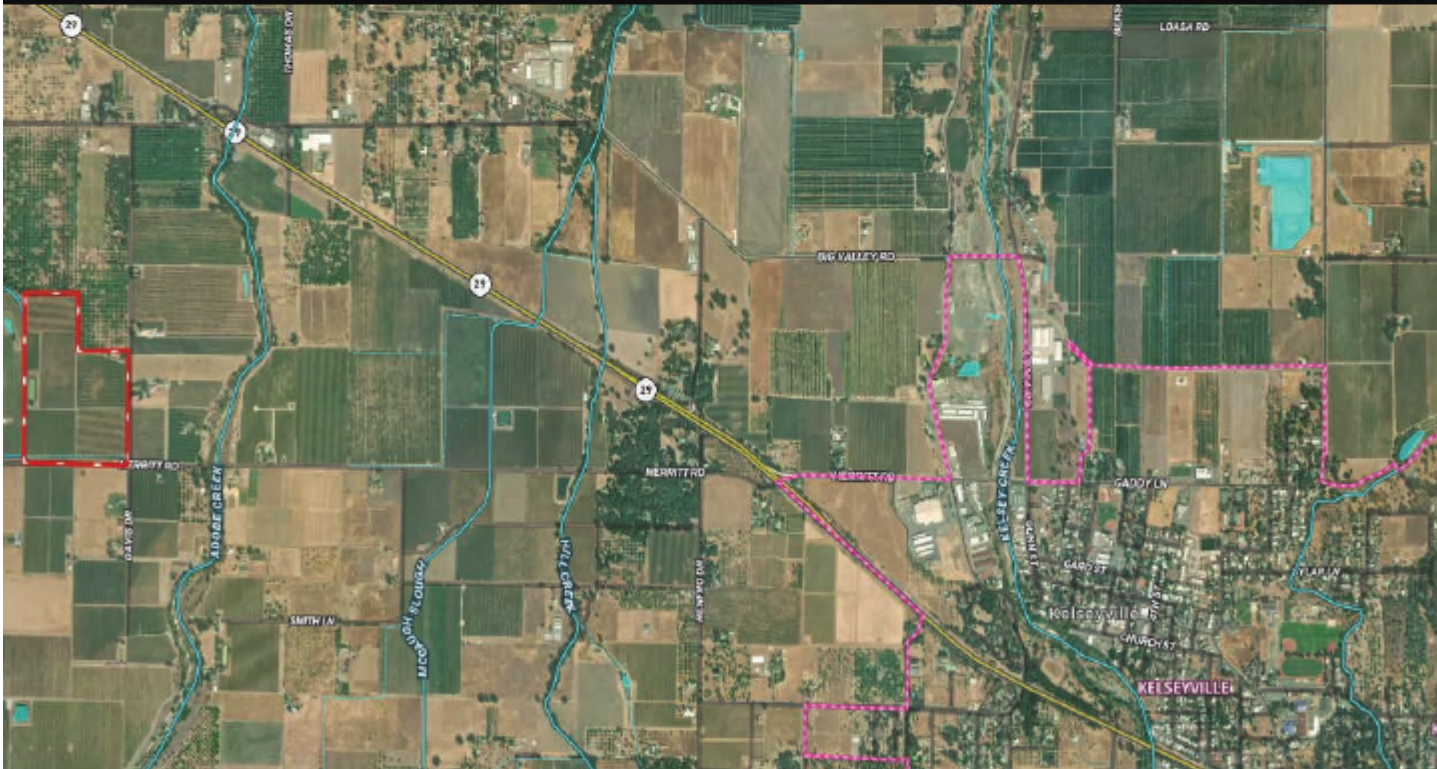
Water - Ag well on site for irrigation | Reservoir to handle
any frost events

Average Yields - Page 9

Tax - Standard Lake County rate of 1.125% +/- of assessed
value

Offered at \$1,500,000

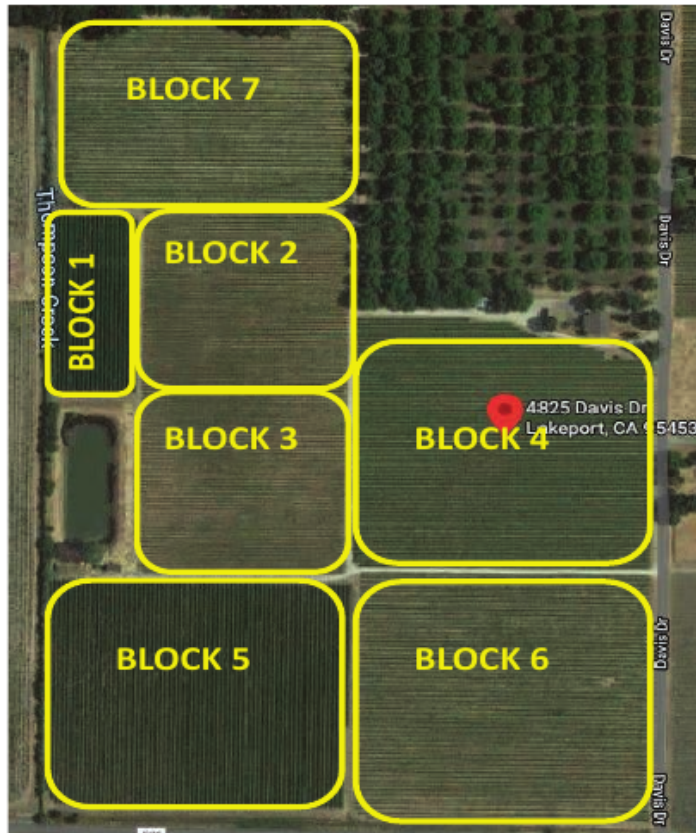
AERIAL MAP



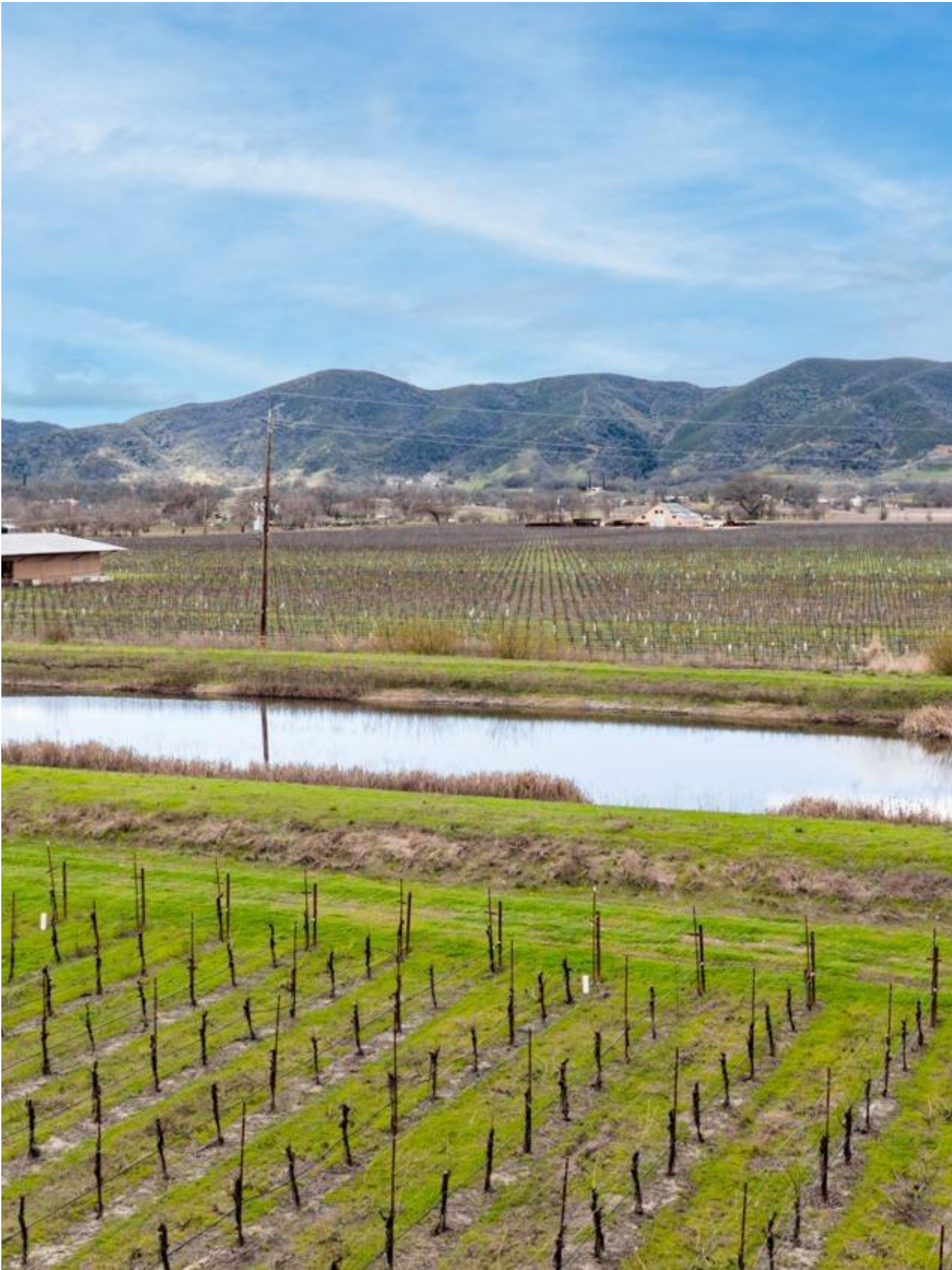
BLOCK MAP

Mount Family Vineyard 42.5 acres

4825 Davis Drive Lakeport, CA 95453



BLOCK	VARIETAL	ACREAGE	PLANTED	CLONE	ROOTSTOCK	SPACING
BLOCK 1	SAUVIGNON BLANC	1.8	1989	1	4453	6x10
BLOCK 2	SAUVIGNON MUSQUE	4.4	2010	27	5C	5x8
BLOCK 3	SAUVIGNON BLANC	4.4	2010	1	5C	5x8
BLOCK 4	SAUVIGNON BLANC	8.4	1989	1	4453	6x10
BLOCK 5	SAUVIGNON BLANC	8.1	1989	1	4453	6x10
BLOCK 6	SAUVIGNON BLANC	8.9	1989	1	5C/S04	7x11
BLOCK 7	SAUVIGNON BLANC	6.5	1989	1	5C	7x11



BLOCK INFORMATION & YIELDS

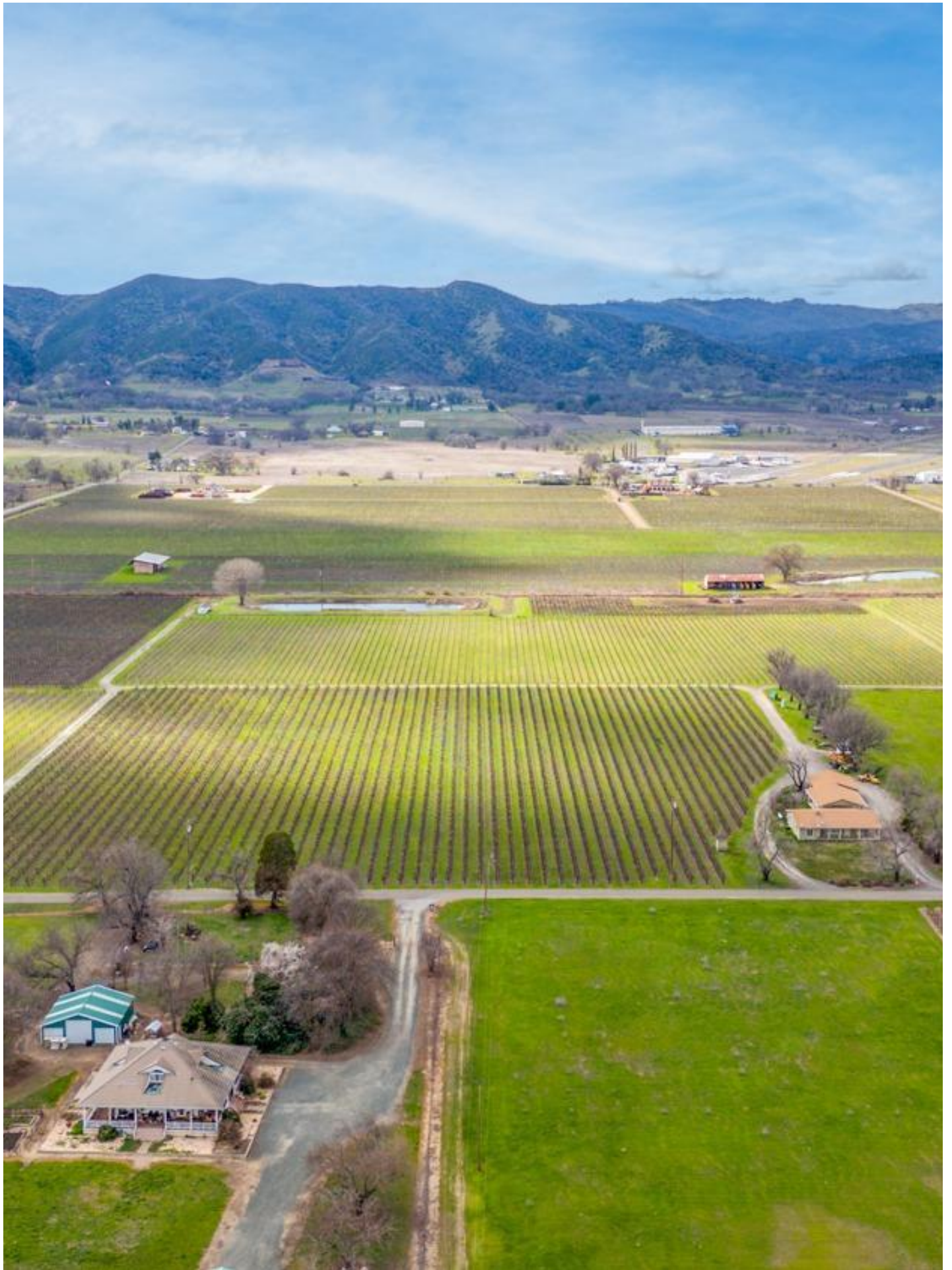
Block	Acres	Vine Age	Trellis / Training	Spacing	Vine/ acre	Avg Tons/ Acre	Avg Total Tons
1	1.0	25+ yrs	Quad Cordon	6x10'	726	7.2	7.2
2	4.4	8 yrs	VSP / cane	5x8'	1089	4.3	19.0
3	4.4	8 yrs	VSP / cane	5x8'	1089	3.3	14.6
4	8.4	25+ yrs	Quad Cordon	6x10'	726	5.1	42.8
5	8.1	25+ yrs	Quad Cordon	6x10'	726	6.5	52.6
6	8.9	25+ yrs	Quad Cordon	7x11	566	4.4	39.2
7	6.5	25+ yrs	Quad cane	7x11	566	5.2	33.6
				Total	5488	36	208.93

These yeild represent average historical yeilds over the last 6 years.

2022 Yields

Delivery date	Block	Tons		
8/27/23	4	2.462		
9/5/23	7	6.024		
9/15/23	2	6.815		
9/20/23	3	6.168		
9/21/23	3	4.456		
Delviery date	Block	harvested	Varietal	Tons
9/13/22	5, 3	by hand	Sauv Blanc	21.380
9/14/22	2	machine	Sauv Blanc	25.580
Delivery date	Block	harvested	Varietal	Tons
8/23/22	4	by hand	Sauv Blanc	11.373
8/31/22	6	by hand	Sauv Blanc	11.560
9/5/22	7	by hand	Sauv Blanc	9.928
9/15/22	3	by hand	Sauv Blanc	11.400
			Total Tons:	117.146





BIG VALLEY AVA

The Big Valley District AVA is an American Viticultural Area located in Lake County, California, established in 2013. Nestled between the Mayacamas Mountains and the shores of Clear Lake, this AVA is known for its fertile soils, moderate climate, and excellent conditions for growing aromatic white grape varieties.

Geography & Climate

Big Valley District AVA covers approximately 11,000 acres, with about 1,800 acres under vine. The region sits at an elevation of 1,300 to 1,400 feet, benefiting from Clear Lake's cooling influence, which helps maintain diurnal temperature shifts—warm days and cool nights that enhance grape acidity and flavor complexity.

Soil & Terroir

The area's soils are primarily alluvial and volcanic, rich in minerals and well-drained, making them ideal for viticulture. The relatively deep and fertile soils contribute to the vibrant aromatics and bright acidity characteristic of the wines produced here.

Grape Varieties

The Big Valley District AVA is particularly well-known for Sauvignon Blanc, which thrives in the region's climate and soils, producing wines with zesty citrus, tropical fruit, and herbal notes. Other notable varieties include Chardonnay, Riesling, and Pinot Noir, with some plantings of Cabernet Sauvignon and Merlot in the warmer sections of the AVA.

Winemaking & Recognition

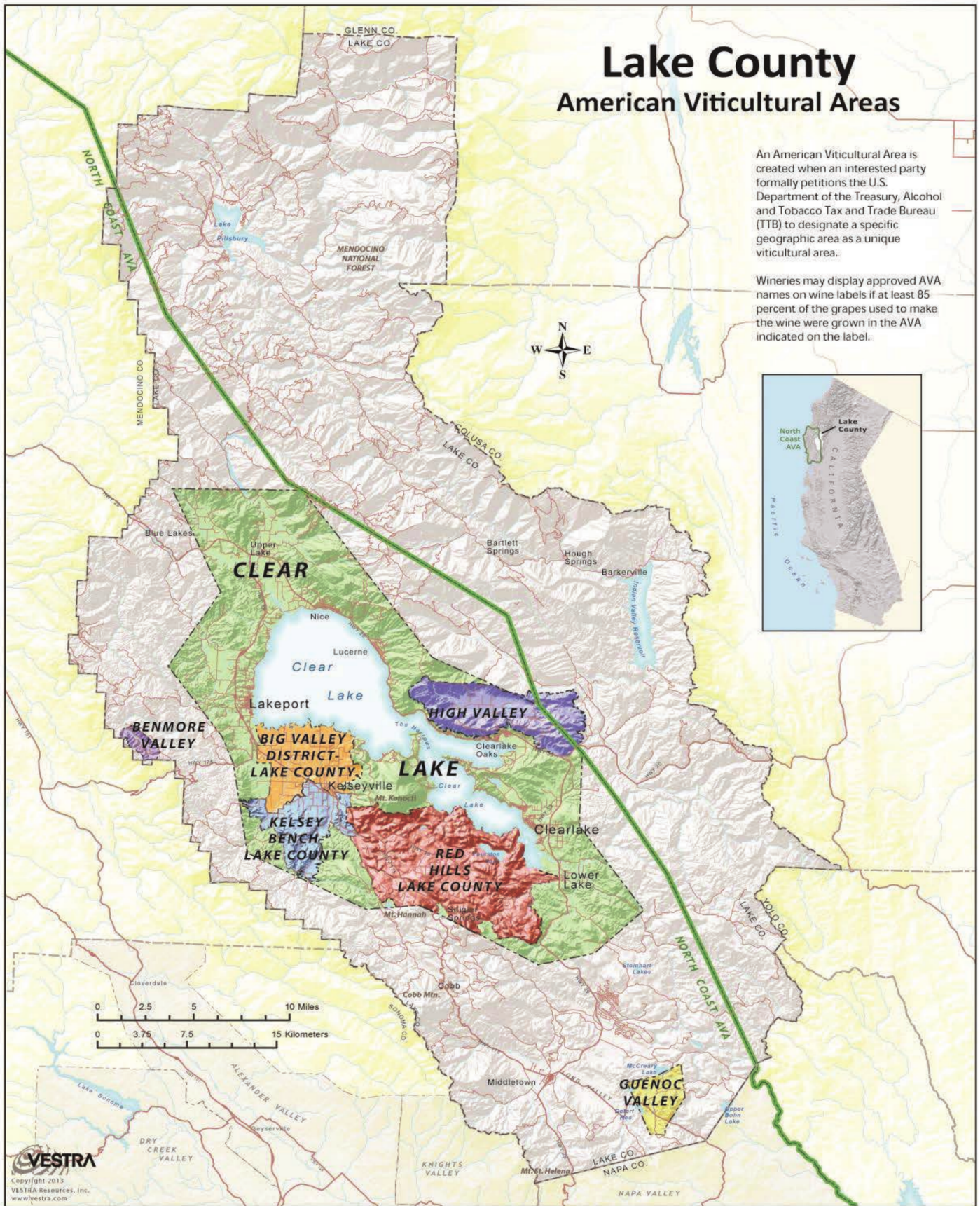
Big Valley District wines are recognized for their crisp acidity, fresh fruit character, and distinct minerality. The region has gained a strong reputation for high-quality Sauvignon Blanc, often compared to those from Napa Valley and New Zealand.

Lake County

American Viticultural Areas

An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.



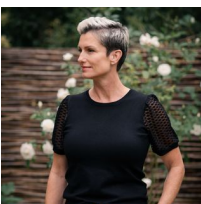
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